



City of Chula Vista
276 Fourth Avenue
Chula Vista, Ca 91910

RFQ

August 8, 2008

**NOTICE OF AVAILABILITY OF
REQUEST FOR QUALIFICATIONS**

UNIVERSITY AND SOUTH OTAY RANCH VILLAGES

The Planning and Building Department of the City of Chula Vista is searching for a qualified multi-disciplinary consultant firm(s) to provide Planning, Environmental and Engineering services for entitlements on the southern portion of the Otay Ranch Planned Community. The resultant mixed-use developments will complete entitlements on the Otay Valley Parcel of the Otay Ranch.

We are excited to release this RFQ for the review, preparation and processing of entitlements on the southern portion of the Otay Ranch. This project will be an opportunity to act as an extension of City Staff as we prepare our recommendations for several exceptionally planned and designed new communities.

For more information, please call me at (619) 691.5114, or email nlytle@ci.chula-vista.ca.us. The RFQ is also available on the City's website: www.chulavistaca.gov.

Sincerely,

Nancy Maddox Lytle AICP
Acting Director of Planning

ATTACHMENT

REQUEST FOR QUALIFICATIONS

UNIVERSITY AND SOUTH OTAY RANCH VILLAGES

Introduction

The City of Chula Vista and the County of San Diego approved the Otay Ranch General Development Plan (GDP) in 1993, creating the 22,899-acre Otay Ranch Planned Community (Exhibit A – Otay Ranch Locator Map). The western portion of Otay Ranch, comprising approximately 9,300 acres was annexed to the City of Chula Vista in 1997. With Guiding Principles that encourage walkability, mixed use, designing for alternative modes of transportation as well as the preservation of a large open space preserve, the Otay Ranch has proven to be a model for master planned communities throughout the state. While approximately half of the villages that constitute the Otay Ranch have been built or entitled, approximately 2,200 acres remain in their natural state and are yet to be entitled or developed. This project will entitle the remaining portions of the Otay Ranch.

The City of Chula Vista updated its General Plan in December of 2005. At the time of this adoption, action on the majority of the project site was deferred.

Project

In May and April of 2008, the City of Chula Vista entered into two separate Land Offer Agreements (LOAs) with two separate landowners in order to secure land for the University and Regional Technology Park envisioned in the Chula Vista General Plan. The LOAs generally provide each landowner the opportunity to develop a maximum of 13,400 dwelling units combined between both ownerships in exchange for approximately 210 acres of land conveyed to the City of Chula Vista for use as a University and Regional Technology Park. As part of the LOAs (Exhibit B – Draft LOA Map), the City is committed to concurrently process comprehensive General Plan (GP) and Otay Ranch GDP Amendments for both owners, in addition to four (4) Sectional Planning Area (SPA) Plans, and five (5) Tentative Maps for the remaining Otay Ranch villages (Villages 3, 4, 8, 9 and 10) within a strict 24-month period, accompanied by five (5) Environmental Impact Reports (EIR) (Exhibit C - Draft Processing Schedule). As a matter of note, SPA plans are large land use entitlement documents similar to specific plans used in other jurisdictions.

Overview of Work

The ideal consultant or consultant team must have the demonstrated ability, experience and depth to quickly and efficiently respond to an extremely large volume of work under an aggressive and non-negotiable 24-month timeline. The selected multi-disciplinary consultant will be responsible for analyzing and processing the project under the supervision of the City's Planning Department. The GP and Otay Ranch GDP Amendments will be initiated first, followed by project-level SPA Plans for each of the Planning Areas. The City's 2005 GP and GDP Amendment EIR was prepared by RECON Environmental, Inc., with technical subcontractors. These firms may or may

not increase the efficiency of the project, based on the experience and the consultants' in-house capability.

General Plan and Otay Ranch General Development Plan Amendments:

The applicants will prepare applications outlining the scope of the proposed GP and GDP Amendments associated with the project, including proposed GP text and graphics and proposed GDP text and graphics. Consultant or consultant team tasks will include the following:

- Evaluation and preparation of proposed General Plan Amendments – policy, text and mapping amendments including those necessary to implement modifications to the village boundaries and permissible land uses and unit counts. In addition, evaluate modifications to the boundaries of the Multiple Species Conservation Plan (MSCP) and the Otay Ranch Resource Management Plan (RMP) associated with the proposed project.
- Evaluation and preparation of proposed Otay Ranch GDP Amendments – including, but not limited to, policy, text, tabular and mapping amendments to modify village boundaries, permissible land uses and permissible unit counts.
- Preparation of EIR – the selected consultant or consultant team will prepare and process all technical reports and an EIR for the above entitlements in conformance with the California Environmental Quality Act as well as the City of Chula Vista's environmental policies.
- Organization of Public Outreach – the selected consultant or consultant team will organize and facilitate quarterly public outreach sessions.

Sectional Planning Area (SPA) Plans

The selected consultant or consultant team will report directly to City staff and will be responsible for reviewing the following documents submitted by the applicants for compliance with the City of Chula Vista's Policy and Regulatory requirements:

Sectional Planning Area (SPA) Plans – the City expects the applicant to submit four separate SPA Plans. In addition to the SPA Plan, the submittal will include Design Plans, zoning regulations, Public Facility Financing Plans, Affordable Housing Plans, Air Quality Improvement Plans, Water Conservation Plans, Fire Protection Plans infrastructure plans, utility plans and other documents as stipulated in the Title 19 of the City of Chula Vista's Municipal Code (Section 19.48.090) and supplemented by the SPA Implementation Tasks identified in the Otay Ranch GDP (Page 406).

- EIRs – in addition to the GP EIR, the City expects the applicant to concurrently submit four draft EIRs (one for each proposed planning area). These documents will

need to be evaluated and modified to meet city policy, standards, thresholds and the California Environmental Quality Act to the satisfaction of the Planning Department.

- Review of Technical Studies – the City expects the applicant to submit technical studies and master plans necessary to support the SPA Plans and EIRs, including but not limited to, traffic and circulation, soils/geotechnical, water, wastewater and air quality. These plans must be evaluated, and if necessary supplemented and amended, to determine that they are in conformance with the City of Chula Vista's policies, standards and practices.
- Tentative Maps (TM) – the City expects the applicant to concurrently submit five (5) Tentative Maps (one for each proposed planning area).

Engineering Services

The ideal consultant or consultant team shall serve as an extension of staff services in reviewing and commenting on the following but not limited to: technical reports, engineering utility and infrastructure plans, preliminary tentative maps, final maps, grading plans, and drainage plans. The consultant will report to the Director of Engineering for this particular work effort and will be responsible for reviewing these plans and maps in accordance with City and State standards.

Required Qualifications

It is anticipated that much of this work will take place concurrently, the ideal consultant(s) must demonstrate their experience and ability to handle this large project in-house (or identify portions that will be sub-contracted out) and within the given timeframe. Prior experience with General Plans and other policy documents, specific plans, zoning regulations, preparation and review of environmental documents and engineering review will be critical qualification for this project. The ideal consultant shall also demonstrate experience with large master planned projects, Smart Growth, transit oriented development, New Urbanism, Form Based Codes and sustainable development. Additionally, the ability to complete projects in a timely manner will be an important factor in selecting the most qualified development team. In addition, multi-disciplinary firms with a depth of in house expertise and senior management experience are preferable given the extent and importance of the work to be produced.

Statement of Qualifications

A complete concise Statement of Qualifications will allow the City to identify the most qualified consultant firm, and should be indicative of the consultants' ability to perform within the timeframe on processing entitlements of this size. A cover letter should articulate the desire and capability to undertake the project. At a minimum, proposals shall include the following, in order:

1. Cover letter
2. Contact information (Mailing address, telephone, facsimile, e-mail address)
3. Consultant qualifications
 - ☐ Company fact sheet or profile
 - ☐ Development team member qualifications (biographies)
 - ☐ Special skills or expertise
4. Consultant team experience
 - ☐ General Plan and other policy documents
 - ☐ Specific Plans (similar to SPA Plans)
 - ☐ Zoning regulations
 - ☐ Preparation and review of environmental documents under CEQA
 - ☐ Review of Tentative Maps
 - ☐ Large master planned greenfield projects
 - ☐ Smart Growth
 - ☐ Transit-Oriented Development
 - ☐ New Urbanism
 - ☐ Form Based Codes
 - ☐ Sustainable Development
 - ☐ Water Quality Requirements of the San Diego Regional Water Quality Control Board
 - ☐ Large Scale Habitat Conservation Planning
 - ☐ Traffic Studies
 - ☐ Infrastructure Planning
5. Identification of Consultant Team
 - ☐ Complete In-House Team
 - ☐ Subcontracting for Specific Services (please identify all services that are proposed to be subcontracted and identify subcontractors where possible)

Statements of Qualification (10 bound, one unbound, and one .pdf on CD) must be received no later than August 29, 2008 at 5:00 p.m. at the following address:

Attn: Scott Donaghe, Senior Planner
City of Chula Vista
Planning and Building Department
276 Fourth Avenue
Chula Vista CA 91910

Selection Process

Selection of three qualified consultants will be based on professional qualifications, interviews, past project experience and performance, and other pertinent factors. The three qualified consultants will be asked to sit in a meeting with the applicants to answer any questions prior to the submittal of a response to a Request for Proposals (RFP).

Conceptual Timeline

Release of RFQ:	August 8, 2008
<u>Submittal deadline:</u>	<u>August 29, 2008</u>
Review of qualifications:	1 week (approx.)
Interview most qualified /	1 week (approx.)
Select top consultants:	
Meet with applicants / City:	1 week (approx.)
Consultants Respond to	3 weeks (approx.)
Request for Proposals:	
Review proposals / Select	1 week (approx.)
consultant or consultant	
team	
Negotiate contract	2 weeks (approx.)
Council Approval of	
Contract	

City's Rights

Issuance of this RFQ does not commit the City to award a contract or pay any costs incurred in the preparation of or in any response to this RFQ. City retains the right to reject any and all submittals. The execution of any contract pursuant to this RFQ is dependent upon the approval of the City Council in its sole and unfettered discretion. Any contract shall be prepared in a form acceptable to the City Attorney.

By its issuance of the RFQ, the City is continuing its planning efforts for the area. The City is not committing itself or agreeing to undertake any activity requiring the subsequent exercise of discretion by the City, or any department thereof.

The City solely exercise its discretion as to all matters associated with this RFQ and the project, which it is, by law, entitled or required to exercise.

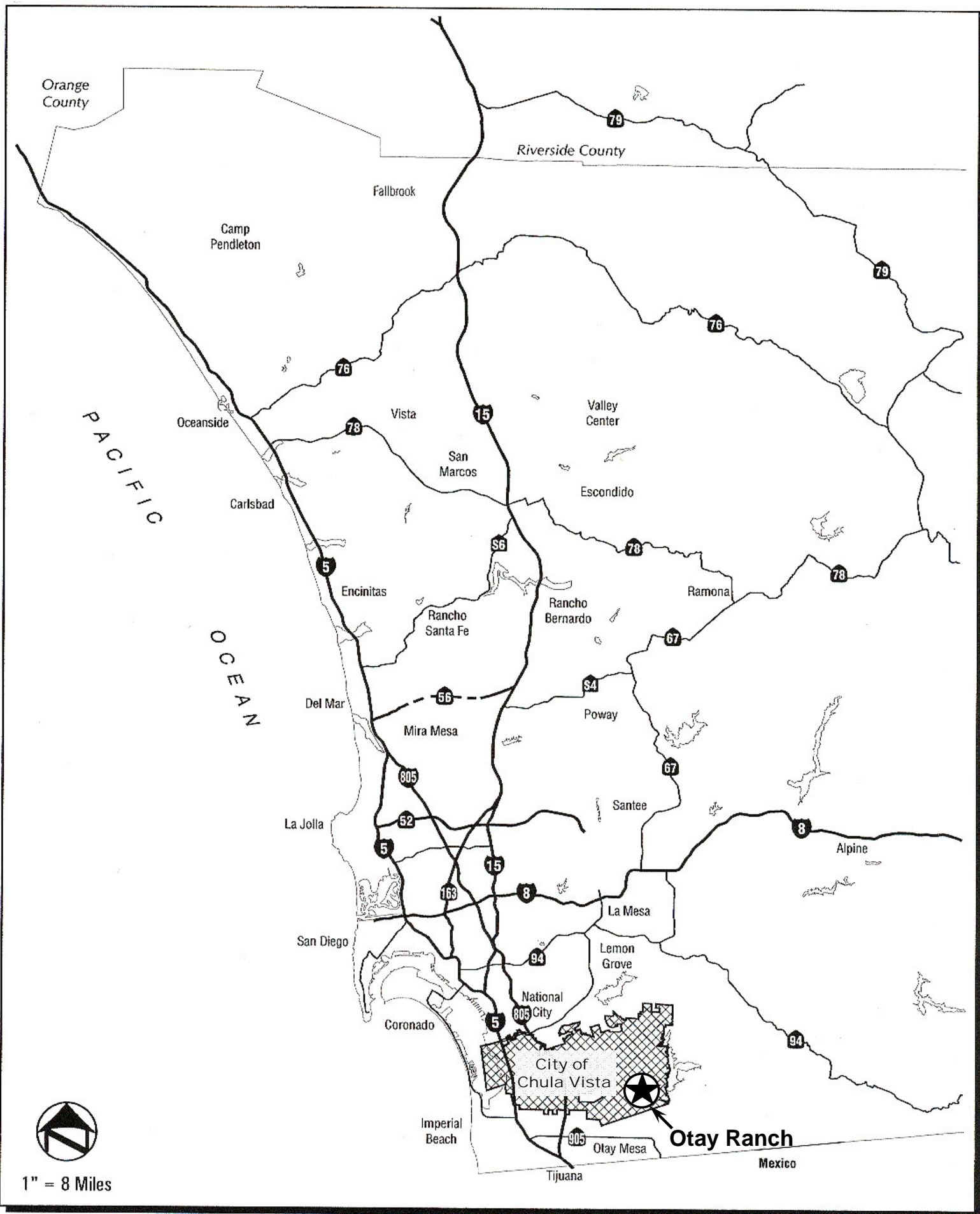
Additional Information and Resources

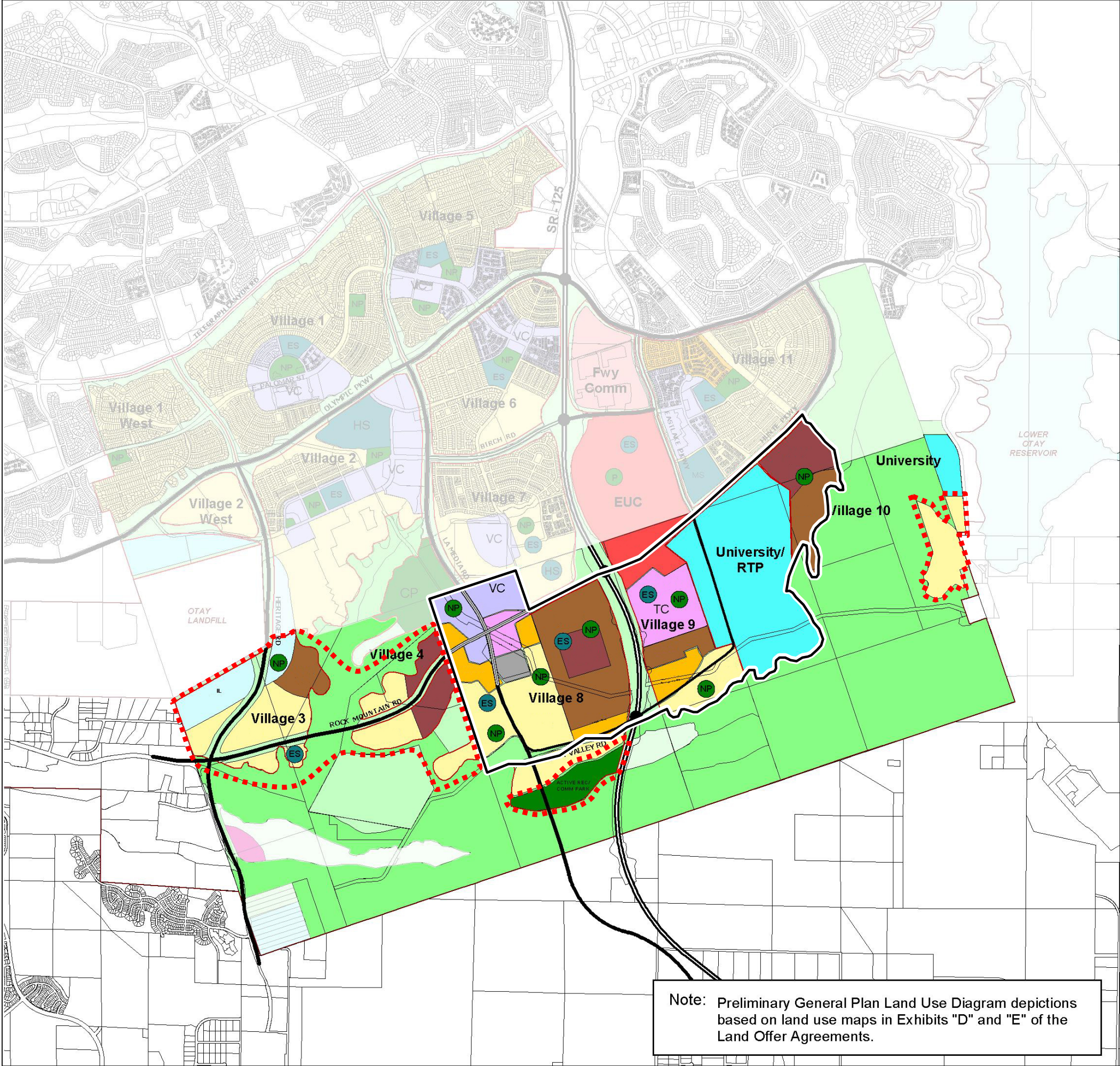
- Project Manager: Scott Donaghe, Senior Planner (619) 409-5806 or email at *sdonaghe @ci.chula-vista.ca.us*.
- Additional information about the City is available on-line at *www.chulavistaca.gov*, including mapping and parcel database.

- The Chula Vista General Plan Update (GPU) is available on-line at:
http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/General_Plan/default.asp
- The City of Chula Vista's Municipal Code is available on-line at:
http://www.codepublishing.com/ca/chulavista_PDF.html
- The City of Chula Vista's Subdivision Manual is available on-line at:
http://www.chulavistaca.gov/City_Services/Development_Services/Engineering/Land/manual.asp
- The most recent example of a SPA Plan, Village Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan is available online at:
http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/OR_Vg2_SPA.asp
- The City of Chula Vista's Multiple Species Conservation Plan is available online at:
http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/Planning/Environmental/subAreaPlan.asp

Attachments

1. Exhibit A – Locator Map
2. Exhibit B – Draft LOA Map
3. Exhibit C – Draft Processing Schedule





**PRELIMINARY
GENERAL PLAN LAND USES
OTAY RANCH
LAND OFFER AGREEMENTS**

LEGEND

RESIDENTIAL

- RESIDENTIAL LOW MEDIUM
- RESIDENTIAL MEDIUM
- RESIDENTIAL MEDIUM HIGH
- RESIDENTIAL HIGH

COMMERCIAL

- RETAIL
- MIXED USE COMMERCIAL

SPECIAL PLANNING AREA

- VILLAGE CORE
- TOWN CENTER
- EASTERN URBAN CENTER
- UNIVERSITY / REGIONAL TECHNOLOGY PARK (RTP)

INDUSTRIAL

- RESEARCH & LIMITED INDUSTRIAL

PUBLIC & OPEN SPACE

- OPEN SPACE
- PARKS & RECREATION
- PUBLIC & QUASI PUBLIC
- ACTIVE RECREATION
- OPEN SPACE PRESERVE
- RESERVOIR
- SR - 125 (TOLL ROAD)
- EXPRESS WAY (7 or 8 LANE)
- TOWN CENTER ARTERIAL
- PRIME ARTERIAL STREET (6 LANE)
- MAJOR STREET (6 LANE)
- COLLECTOR STREET (4 LANES)



0 800 1600 2400 3200 Feet
SCALE: inch = 800 ft

**DRAFT
FOR REVIEW ONLY**

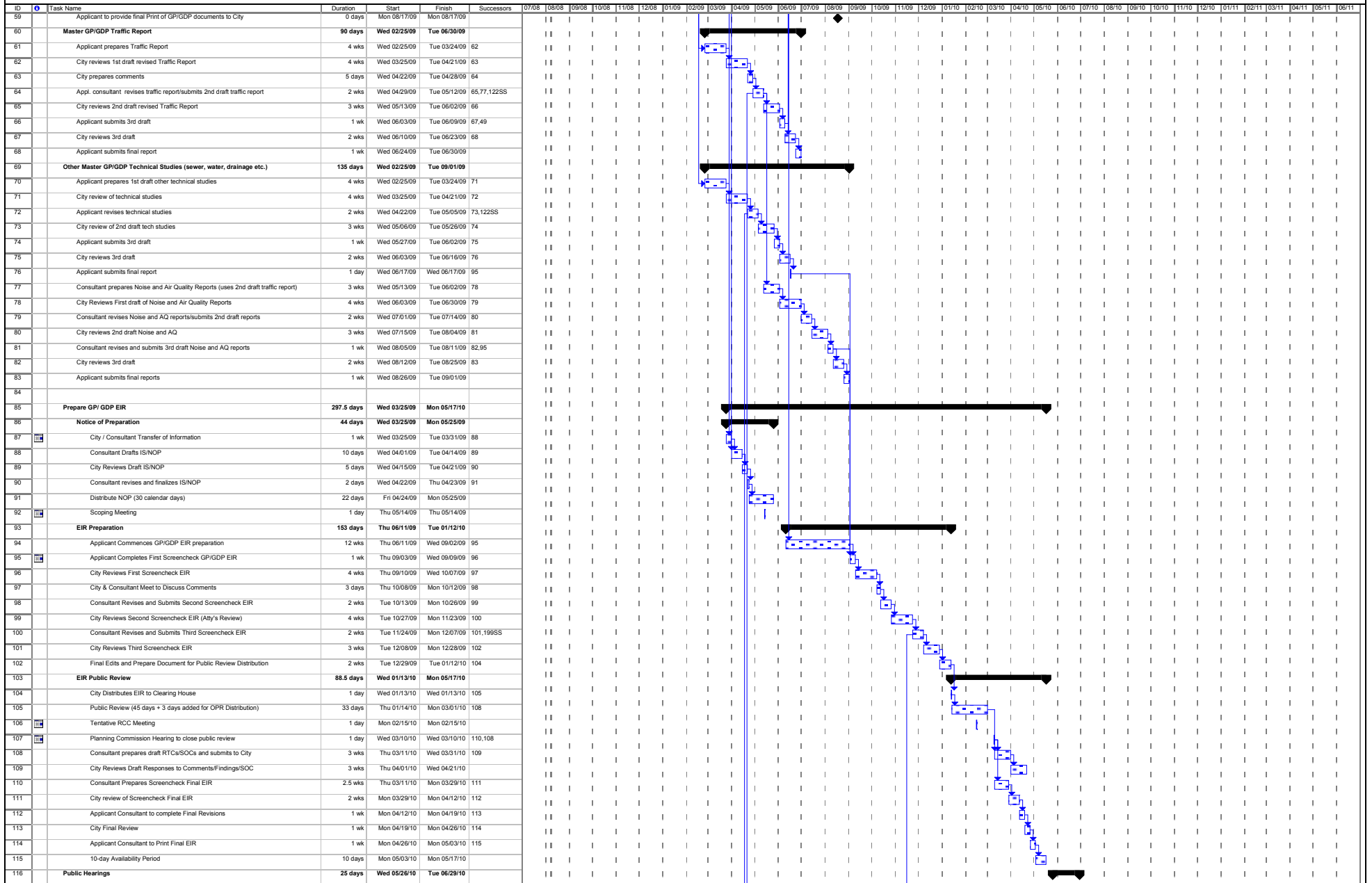
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04/20/2023

**OTAY RANCH LOA
ENTITLEMENT PROCESSING
Thu 08/07/08**

ID	Task Name	Duration	Start	Finish	Successors	07/08	08/08	09/08	10/08	11/08	12/08	01/09	02/09	03/09	04/09	05/09	06/09	07/09	08/09	09/09	10/09	11/09	12/09	01/10	02/10	03/10	04/10	05/10	06/10	07/10	08/10	09/10	10/10	11/10	12/10	01/11	02/11	03/11	04/11	05/11	06/11	
1	PRE-PLANNING PHASE																																									
2	Project Initiation	139 days	Tue 06/24/08	Tue 01/13/09																																						
3	Intate Kick-off meeting with Team	1 day	Tue 06/24/08	Tue 06/24/08																																						
4	City to complete draft schedule	1.5 wks	Tue 06/24/08	Thu 07/03/08	6																																					
5	Schedule and scope of services finalization	5 days	Mon 07/07/08	Fri 07/11/08																																						
6	City to complete and finalize project schedule w/applicant	1 wk	Mon 07/07/08	Fri 07/11/08	8																																					
7	Request for Qualifications	20 days	Mon 08/04/08	Fri 08/29/08																																						
8	City to prepare RFQ	1 wk	Mon 08/04/08	Fri 08/08/08	9																																					
9	City to distribute RFQ	3 wks	Mon 08/11/08	Fri 08/29/08	18																																					
10	Hazardous Waste Report	16 days	Mon 07/14/08	Mon 08/04/08																																						
11	Applicant to Submit Hardardous Waste Report	1 day	Mon 07/14/08	Mon 07/14/08	12																																					
12	City to Review Hazardous Waste Report	2 wks	Tue 07/15/08	Mon 07/28/08	13																																					
13	City to accept report or issue letter that property is unacceptable	1 wk	Tue 07/29/08	Mon 08/04/08																																						
14	Processing Agreements	55 days	Mon 07/14/08	Fri 09/26/08																																						
15	Prepare Processing Agreements	8 wks	Mon 07/14/08	Fri 09/05/08	16																																					
16	Finalize and Execute processing agreements	3 wks	Mon 09/08/08	Fri 09/26/08																																						
17	RFP Preparation	91 days	Mon 09/01/08	Tue 01/13/09																																						
18	City to work with Consultant/applicant to prepare scope of services	2 wks	Mon 09/01/08	Fri 09/12/08	19																																					
19	Candidate Consultant Proposal Deadline	3 wks	Mon 09/15/08	Fri 10/03/08	20																																					
20	City to review proposals and conduct interviews	3 wks	Mon 10/06/08	Fri 10/24/08	21,23,39																																					
21	City to prepare contract	3 wks	Mon 10/27/08	Fri 11/14/08	23																																					
22	CC Report Prep/ Processing (EIR/Ext of Staff Consultant)	36 days	Mon 11/17/08	Tue 01/13/09																																						
23	Prepare Draft Agenda Statement	2 wks	Mon 11/17/08	Fri 11/28/08	24																																					
24	Place Item on Department Calendar	1 day	Mon 12/01/08	Mon 12/01/08	25FS+2 days																																					
25	Draft Agenda Statement and pink form to Nancy	1 day	Thu 12/04/08	Thu 12/04/08	26																																					
26	Draft Agenda Statement to Attorney	1 day	Fri 12/05/08	Fri 12/05/08	27																																					
27	Email Resolutions, Ordinances, Agreements to Legal Assistants	1 day	Mon 12/08/08	Mon 12/08/08	28																																					
28	Email Public Hearing Notice to Diana & support staff for translation	1 day	Tue 12/09/08	Tue 12/09/08	29																																					
29	Request Labels & Locator Map from Technical Staff	1 day	Wed 12/10/08	Wed 12/10/08	30																																					
30	Email Reso/Ord to Legal Clerk in Attorneys Office	1 day	Thu 12/11/08	Thu 12/11/08	31																																					
31	Place Agenda Submittal Form in City Clerks Directory	1 day	Fri 12/12/08	Fri 12/12/08	32																																					
32	Place Public Hearing Notice in City Clerks Directory	1 day	Mon 12/15/08	Mon 12/15/08	33																																					
33	External Distribution of Draft Agenda Statement for Agenda Review Mtg	1 day	Tue 12/16/08	Tue 12/16/08	34																																					
34	Submit Tech Services Request for PowerPrint Presentation	1 day	Wed 12/17/08	Wed 12/17/08	35																																					
35	Agenda Review Meeting	1 day	Thu 12/18/08	Thu 12/18/08	36																																					
36	Final Agenda Statement to Diana	1 day	Fri 12/19/08	Fri 12/19/08																																						
37	Estimated City Council Hearing Date	1 day	Tue 01/13/09	Tue 01/13/09	41																																					
38																																										
39	GPA/GDPA and EIR	379 days	Wed 01/14/09	Tue 06/29/10																																						
40	GP/GDP Documents (GP/GDP/MSCP/RMP amendments)	154 days	Wed 01/14/09	Mon 08/17/09																																						
41	City to intiate kick off meeting with staff consultant	5 days	Wed 01/14/09	Tue 01/20/09	42																																					
42	City Gathers/Provide info for Use by GPA/GDPA Consultant	2 wks	Wed 01/21/09	Tue 02/03/09	43																																					
43	Applicant and team to define GP/GDP document and policy framework	3 wks	Wed 02/04/09	Tue 02/24/09	44																																					
44	Applicant prepares GP/GDP text and exhibits	4 wks	Wed 02/25/09	Tue 03/24/09	45,88,61SS,70SS																																					
45	City to route documents for comments	4 wks	Wed 03/25/09	Tue 04/21/09	46																																					
46	City to provide comments back to Applicant	3 days	Wed 04/22/09	Fri 04/24/09	47																																					
47	Applicant meet w/staff to discuss comments	1 day	Mon 04/27/09	Mon 04/27/09	48																																					
48	Applicant to revise GP/GDP documents	3 wks	Tue 04/28/09	Mon 05/18/09																																						
49	Applicant to resubmit GP/GDP documents	1 day	Wed 06/10/09	Wed 06/10/09	50,94																																					
50	City to route 2nd Draft GP/GDP documents	1 day	Thu 06/11/09	Thu 06/11/09	51																																					
51	City to review GP/GDP documents	3 wks	Fri 06/12/09	Thu 07/02/09	52																																					
52	City to provide comments back to Applicant	2 days	Fri 07/03/09	Mon 07/06/09	53																																					
53	City to meet w/applicant to discuss comments	1 day	Tue 07/07/09	Tue 07/07/09	54																																					
54	Applicant to revise GP/GDP documents	2 wks	Wed 07/08/09	Tue 07/21/09	55																																					
55	Applicant to submit 3rd Draft of GP/GDP documents	1 day	Wed 07/22/09	Wed 07/22/09	56																																					
56	City to route/review 3rd Draft of GP/GDP documents	2 wks	Thu 07/23/09	Wed 08/05/09	57																																					

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OTAY RANCH LOA
ENTITLEMENT PROCESSING
Thu 08/07/08



OTAY RANCH LOA
ENTITLEMENT PROCESSING
Thu 08/07/08

Project: Task Milestone Rolled Up Task Rolled Up Progress External Tasks Group By Summary
 Date: Thu 08/07/08 Progress Summary Rolled Up Milestone Split Project Summary

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OTAY RANCH LOA
ENTITLEMENT PROCESSING
Thu 08/07/08

